

PRESS RELEASE

Ad hoc announcement pursuant to Art. 53 LR

Zug, 16. September 2025

Swiss Prime Site: Marcel Kucher to become CEO as per January 2026

After a search process involving internal and external candidates, the Board of Directors selected Dr. Marcel Kucher as the new Chief Executive Officer (CEO) of Swiss Prime Site AG, succeeding René Zahnd, who served as the CEO of Swiss Prime Site since January 2016.

Since July 2021, Marcel Kucher has been the Chief Financial Officer of Swiss Prime Site and was a crucial member of the management team, transforming Swiss Prime Site from a wide portfolio of businesses to a focused real estate company. Today, it is based on two established pillars: its own real estate portfolio and the asset management business. Marcel Kucher was a driving force of the company's capital recycling strategy. He was also instrumental in developing and executing a new financing strategy, resulting in a strong A3 rating since 2022. Marcel Kucher started his career at McKinsey & Company, after which he joined a-connect, where he built up and headed the offices in Zurich and the USA. From 2011 until 2021, he was the CFO and COO of Peach Property Group, changing its strategic focus and introducing new systems and processes. The 54-year-old Swiss national, holds a PhD in Economics from the University of Zurich.

The combination of his strategic acumen, his operational execution skills, his track record in change management and acquisitions, as well as his deep experience in corporate finance as a Chief Financial Officer, convinced the Board unanimously that Marcel Kucher was the strongest and best candidate for the position of Chief Executive Officer.

Marcel Kucher succeeds René Zahnd, who has been CEO of Swiss Prime Site for almost 10 years. Approaching his ten-year tenure, René Zahnd and the Board of Directors together planned a controlled succession, resulting in the decision communicated today. As CEO, René Zahnd has steered the company through a decade of profound transformation. Under his strong leadership, Swiss Prime Site successfully completed a set of targeted divestitures and strategic acquisitions, while driving cultural and operational improvements. He played the key role in establishing Swiss Prime Site as the focused real estate company it is today.

Ton Büchner, Chairman of the Board: "The Board is very pleased to have found an excellent successor as the CEO for Swiss Prime Site. Marcel Kucher's experience in a variety of real estate businesses and his strategic development and operational execution skills, make him very suitable to direct Swiss Prime Site into the next stage of development. On behalf of the entire Board of Directors, I thank René Zahnd very much for his 10 years of strategic contributions and service as the CEO of the company."

René Zahnd, CEO: "It has been a true privilege to lead Swiss Prime Site over the past decade. Together with a talented and dedicated team, we have transformed the company into a leading force in the Swiss real estate market. I am proud of what we have achieved together and deeply grateful for the trust placed in me by the Board, our employees and stakeholders. As I hand over

the reins, I do so with confidence in the company's future and great respect for the people who will continue to shape its ongoing success."

A search for the CFO succession has been initiated.

If you have any questions, please contact:

Investor Relations, Florian Hauber

Tel. +41 58 317 17 64, florian.hauber@sps.swiss

Media Relations, Mara Ricci

Tel. +41 58 317 17 42, mara.ricci@sps.swiss

Swiss Prime Site is the largest real estate company in Switzerland and one of the leading commercial real estate companies in Europe. The Company's property portfolio is valued at approximately CHF 27 billion and includes own properties as well as those managed on behalf of third parties. Its own buildings, valued at CHF 13 billion, are concentrated in the office, retail and infrastructure segments. The portfolio covers the densely populated regions of Zurich, Geneva and Basel, where Swiss Prime Site mainly owns properties in prime locations. The Asset Management business area, Swiss Prime Site Solutions, has assets under management of around CHF 14 billion. The product range includes open- and closed-end funds as well as advisory mandates for third-party investors. Depending on the product, investment is primarily in residential properties as well as commercial properties in Switzerland and Germany.

Swiss Prime Site was founded in 1999 and is headquartered in Zug. The company has been listed on the SIX Swiss Exchange since 2000. Its current market capitalisation stands at approximately CHF 9 billion.

For information on how we process personal data, please consult our [privacy policy](#). For additional information, see our website.

THIS PRESS RELEASE IS NOT BEING ISSUED IN THE UNITED STATES OF AMERICA AND SHOULD NOT BE DISTRIBUTED TO UNITED STATES PERSONS OR PUBLICATIONS WITH A GENERAL CIRCULATION IN THE UNITED STATES. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER OR INVITATION TO SUBSCRIBE FOR OR PURCHASE ANY SECURITIES. IN ADDITION, THE SECURITIES OF SWISS PRIME SITE AG HAVE NOT BEEN REGISTERED UNDER THE UNITED STATES SECURITIES LAWS AND MAY NOT BE OFFERED, SOLD OR DELIVERED WITHIN THE UNITED STATES OR TO U.S. PERSONS ABSENT FROM REGISTRATION UNDER OR AN APPLICABLE EXEMPTION FROM THE REGISTRATION REQUIREMENTS OF THE UNITED STATES SECURITIES LAWS.